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April 19, 2012

Mr. Michael Toerge, Chair
Newport Beach Planning Commission
3300 Newport Blvd.
Newport Beach, CA 92663

COMMUNITY

APR 19 2012

DEVELOPMENT
CITY OF NEWPORT BEACH

Correspondence

Item No. 3b

Newport Banning Ranch

PA2008-114

RE: Newport Beach Banning Ranch Development (Agenda Item 3) - SUPPORT

Dear Mr. Toerge:

Orange County Business Council represents the largest, most diverse businesses in the region. We advance Orange County's economic prosperity while protecting a high quality of life. We support the Newport Banning Ranch plan as a well thought out proposal that represents both community and city input, and responsibly addresses housing, commercial, and open space needs for Newport Beach.

The business community cites the lack of housing affordable to their workforce and proximate to their jobs as a major impediment to attracting and keeping workers. When it comes to the health and vitality of our communities, an adequate supply of housing is key. Even with a down market, from an economic development perspective, we have a shortage of housing at every job level. OCBC strongly believes that the cities within Orange County must plan to meet our current and future housing needs.

Although there will certainly be more study, the foundational land use designation and density for the property are consistent, if not better than, the surrounding development. In addition, the NBR plan is the only option that ensures public access, habitat creation, oil field cleanup and more than 75% of the site preserved as permanent open space – at no cost to taxpayers.

Additionally, the roadway system follows the voter approved Newport Beach General Plan as well. In fact, the proposed roadways are reduced from what the General Plan calls for, and designed to consider the needs of Newport Beach, Costa Mesa, Huntington Beach and the surrounding region – dispersing both local and regional traffic.

Newport Banning Ranch has the opportunity to become a model for other cities for urban infill and brownfield redevelopment, providing a beneficial mix of residential, commercial, recreation and open space uses that will serve the local community and region in the years to come. The Newport Beach Banning Ranch plan will be part of an overall solution for more compact and smart growth, and an important step in supporting a sustainable future for the City.

The Business Council respectfully urges the Newport Beach Planning Commission to adopt the resolutions before you and support the Newport Beach Banning Ranch plan.

Sincerely,

Kate Klimow
Vice President of Government Relations

cc: Newport Beach Planning Commission
Newport Beach City Council
Mr. David Kiff, City Manager

SHAPING ORANGE COUNTY'S ECONOMIC FUTURE